076.0	0010	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	843,000 / 843,000
					USE VALUE:	843,000 / 843,000
					ASSESSED:	843,000 / 843,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAZAROV YULIAN D &
Owner 2:	PETROVA-LAZAROVA SNEZHANA
Owner 3:	
Street 1:	67 COLLEGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	QUIGLEY ELIZABETH J -
Owner 2:	TRS/NANCY D QUIGLEY TRUST -
Street 1:	67 COLLEGE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,900 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1967, having primarily Brick Veneer Exterior and 3842 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9900.000	341,100		501,900	843,000
Total Card	0.227	341,100		501,900	843,000
Total Parcel	0.227	341,100		501,900	843,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 219.39 | /Parcel: 219.3

Legal Description

User Acct 48567

GIS Ref

GIS Ref

Insp Date 11/06/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 076.0-0010-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	340,900	0	9,900.	501,900	842,800	842,800	Year End Roll	12/18/2019
2019	101	FV	246,700	0	9,900.	466,100	712,800	712,800	Year End Roll	1/3/2019
2018	101	FV	246,700	0	9,900.	466,100	712,800	712,800	Year End Roll	12/20/2017
2017	101	FV	246,700	0	9,900.	408,700	655,400	655,400	Year End Roll	1/3/2017
2016	101	FV	246,700	0	9,900.	372,800	619,500	619,500	Year End	1/4/2016
2015	101	FV	251,700	0	9,900.	329,800	581,500	581,500	Year End Roll	12/11/2014
2014	101	FV	249,900	0	9,900.	311,900	561,800	561,800	Year End Roll	12/16/2013
2013	101	FV	249,900	0	9,900.	296,800	546,700	546,700		12/13/2012

!6380!

PRINT

Date	Time
12/10/20	21:10:03

LAST REV

Date	Time
07/23/19	09:41:49

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6380

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUIGLEY ELIZAB	57993-403		12/1/2011		530,000	No	No		
QUIGLEY NANCY D	53487-345		9/1/2009	Family		No	No		
QUIGLEY CHARLES	26971-296		1/8/1997	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2015	954	Redo Bat	6,000		7/14/2015			Renovation of bath
5/21/2014	524	Redo Bat	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	Meas/Inspect	BS	Barbara S
6/19/2014	Info Fm Prmt	PC	PHIL C
6/26/2012	Measured	BR	B Rossignol
3/1/2012	MLS	EMK	Ellen K
3/17/2009	Inspected	189	PATRIOT
10/26/2000	Inspected	189	PATRIOT
10/24/2000	Hearing Chag	189	PATRIOT
3/29/2000	Missed Appt.	264	PATRIOT
11/8/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	48567
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9900		Sq. Ft.	Site		0	70.	0.72	12									501,898						501,900	

Total AC/HA: 0.22727 | Total SF/SM: 9900 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 501,898 | Spl Credit | Total: 501,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.15191197
Const Adj.:	1.04019594
Adj $ / SQ:	113.830
Other Features:	129000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	494412
Depreciation:	153268
Depreciated Total:	341144

COMMENTS

WATER DAMAGE IN HOME BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1				HB 1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

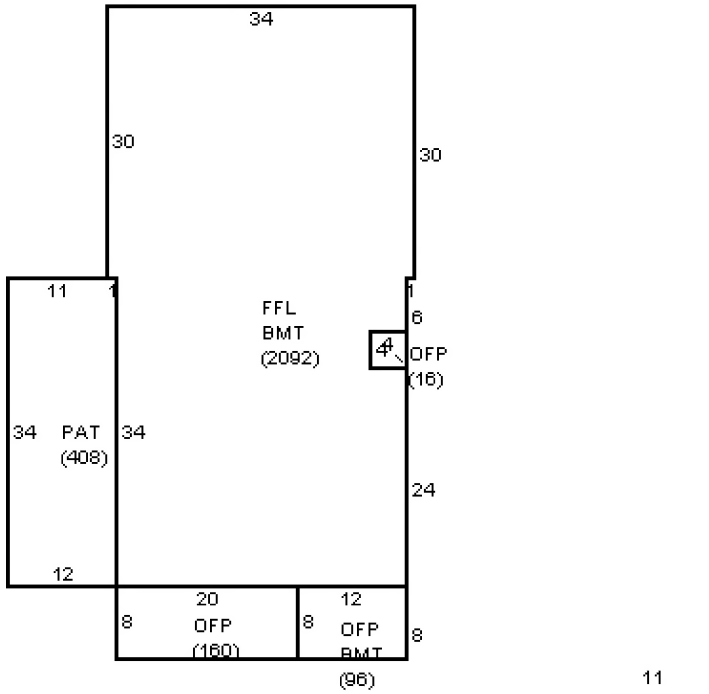
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	113.83
Special Features:	0	Val/Su Net:	68.77
Final Total:	341100	Val/Su SzAd	163.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,188	54.640	119,549
FFL	First Floor	2,092	113.830	238,133
PAT	Patio	408	3.300	1,345
OFP	Open Porch	272	23.470	6,385
	Net Sketched Area:	4,960	Total:	365,412
Size Ad	2092	Gross Are	4960	FinArea 3842

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0010-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	